



ZONING ORDINANCE VARIANCE

Application Submittal Requirements

Project Description / Variance Details

Case Numbers: 691 - PA - 02 / - BA -

Project Name: SHADE COVER

Location: 13318 N. 76th STREET

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Use: HOME Zoning: R1-35

Number of Buildings: Height:

Setbacks: N - S - 6' E - W -

Description of Request:

Section of the Zoning Ordinance to be varied: 5.204 E. 2

Project Narrative: REQUEST VARIANCE FOR SHADE STRUCTURE
TO SHADE A MOBILE VETERINARY CLINIC ADJACENT TO
SINGLE FAMILY HOME. THE SHADE STRUCTURE IS
NECESSARY TO KEEP THE MOBILE VET CLINIC AT
THE CORRECT TEMPERATURE FOR MEDICATIONS AND
DIAGNOSTIC MACHINERY. NO REASONABLE ALTERNATE
LOCATIONS EXIST ON-SITE TO PARK THE MOBILE
VET. CLINIC.

Scottsdale Ordinance Requires: 15 FT.

Request: 6 FT.

Amount of Variance: 9 FT.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



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Justification for Variance ✓

The Board of Adjustment may not authorize a zoning ordinance variance unless ALL of the following criteria are met. Use the space provided to present your evidence that the requested variance complies; you may attach a separate sheet if you need more room.

1. Special circumstances/conditions exist which do not apply to other properties in the district:

THIS IS NOT A BUILDING WITH WALLS BUT 6 PILLARS WHICH SUPPORT A CANOPY THAT SHADES OUR PARKING AREA

2. Special circumstances were not created by the owner or applicant:

OUR 6' SET BACK FROM SIDE PROPERTY LINE & 8' FROM GARAGE WERE REPRESENTED TO BE IN ACCORDANCE WITH ALL CODES & PERMITS BY SUN PORTS

3. Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights:

WITHOUT THIS SHADE COVER WE WOULD HAVE TO RELOCATE. OUR MOBILE VETERINARY CLINIC VEHICLE CANNOT BE KEPT AT THE CORRECT TEMPERATURE FOR MEDICINES & DIAGNOSTIC EQUIPMENT WITHOUT IT

4. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general:

THE STRUCTURE IS MOSTLY HIDDEN FROM VIEW EXCEPT FOR OUR NEIGHBOR AT 13225 N. 76TH ST (THE BARRY'S - RAY & NICHELE) OUR NEIGHBORS HAVE ALL BEEN VERY SUPPORTIVE OF US KEEPING THE SHADE COVER. ONLY ONE FAMILY HAS NOT REPLIED SO FAR

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County Parcels



LOCATION OF SHADE STRUCTURE

SOUTH SIDE OF HOUSE
LOT 74 13318 N. 76TH ST.

15-BA-2004
11/1/2004